



## PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - THURSDAY, DECEMBER 18, 2008 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair  
RANDY CARTER  
BETH COONS

KEN SALAS  
CHELL ROBERTS  
SCOTT PERKINSON

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the January 12, 2008 City Council meeting. At that time, City Council will establish January 26, 2008, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. **CONSIDER THE MINUTES FROM THE NOVEMBER 18, AND NOVEMBER 20, 2008 STUDY SESSIONS AND REGULAR HEARING:**

### **CONSENT AGENDA**

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- \*1. **Z08-74 (District 5)** 2041 North Recker Road. Located north of McKellips Road on the east side of Recker Road (1.43± ac). Rezone from R1-9 to C-2 and Site Plan Review. This request will allow for the development of an auto service facility with a car wash. Angela N. Doty, PFA Enterprises, LLC, owner; Richard Clutter, EMC2 Architects, applicant.

STAFF PLANNER: Amy Shackelford

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **Z08-75 (District 6)** 5358 East Baseline Road. Located east of Higley Road on the north side of Baseline Road. (3.47± ac). Site Plan Modification. This request will allow the development of a skilled nursing facility in the C-1 district. Kelly Hanrahan, Trustee of The William Lee Hanrahan Trust, owner; Mark Hansen, Member of Sante Partners, LLC applicant.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Condition

P&Z Recommendation: Approval with Conditions.

3. **Z08-47 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side). Located west of the Loop 202 on the north side of Baseline Road (53± acres). Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2, PEP, and R-4 and the establishment of the "Baseline Center" Development Master Plan (DMP). This request will establish a Development Master Plan to allow the creation of a mixed-use residential development. David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant. **CONTINUED FROM THE OCTOBER 16, 2008 HEARING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

P&Z Recommendation: Continuance to the February 19, 2009 hearing.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:

1. **GPMInor08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE Z08-62. CONTINUED FROM THE SEPTEMBER 18, 2008 AND THE OCTOBER 16, 2008 HEARINGS.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Denial.

P&Z Recommendation: Continuance to the February 19, 2009 hearing.

2. **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). District 6. Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE GPMINOR08-11. CONTINUED FROM THE SEPTEMBER 18, 2008 AND THE OCTOBER 16, 2008 HEARINGS.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Denial.

P&Z Recommendation: Continuance to the February 19, 2009 hearing.

3. **GPMInor08-14 (District 4)** 513 South Morris Street. Located south of Broadway Road and east of Country Club Drive. General Plan Minor Amendment to change the General Plan Land Use Map from Community Commercial (CC) to Light Industrial (LI). This request will allow for industrial uses and align the land use category for the site with the zoning district. Lance Willis, Orange Street Mechanical, LLC., owner; Tyler Wright, Pew & Lake, PLC., applicant. **COMPANION CASE Z08-72.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Adoption

P&Z Recommendation: Adoption.

4. **Z08-72 (District 4)** 513 South Morris Street. Located south of Broadway Road and east of Country Club Drive. Rezone from R-4 to M-1. This request will allow the current business operation to be brought into conformance with the M-1 zoning district. . Lance Willis, Orange Street Mechanical, LLC., owner; Tyler Wright, Pew & Lake, PLC., applicant. **COMPANION CASE GPMINOR08-14.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

5. **GPMInor08-15 (District 2)** The 1000 to 1100 blocks of North Stapley Drive (east side). Located south of Brown Road and east of Stapley Drive. (1.15± ac.). General Plan Minor Amendment to change the General Plan Land Use Map from Medium Density Residential 2-4 (MDR 2-4) to Office (O). This request will allow for commercial uses and align the land use category for this site with the zoning district. Chad Rogers, owner; Dan Brock – Brock, Craig and Thacker Architects, applicant. **COMPANION CASE Z08-73.**

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

6. **Z08-73 (District 2)** The 1000 to 1100 blocks of North Stapley Drive (east side). Located south of Brown Road and east of Stapley Drive. (1.15± ac.). Rezone from R1-9 to O-S and Site Plan Review. This request will allow the development of an assisted living facility. Chad Rogers, owner; Dan Brock – Brock, Craig and Thacker Architects, applicant. **COMPANION CASE GPMINOR08-15.**

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.  
**P&Z Recommendation:** Approval with Conditions.

**Note:** *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*

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